



Regional Snapshot:  
**Dynamics of Neighborhood  
Change, 2000-2019**

# Key Takeaways

We used a method comparable to that in the City of Atlanta Department of City Planning's [Neighborhood Change Report](#) to produce a similar analysis *at the regional level* for the time period from 2000 to 2019.

53% of the 20-county region's Census tracts registered some form of change.

12% of Census tracts experienced significant population growth during the timeframe. In these growth tracts, median household income increased by 14 percentage points in 2019 dollars and Asian, Black, Hispanic and other minority populations increased by 7.5 percentage points.\*

28% of Census tracts experienced significant poverty concentration during the timeframe. In these tracts of poverty concentration, median household income decreased by 27 percentage points and Asian, Black, Hispanic and other minority populations increased by 13 percentage points.

# Definitions of Change Categories

- **Population Growth**: Tracts with an overall population increase in both low-income residents and non-low-income residents, where the percentage of low-income residents shrank, and the percentage of non-low-income residents grew.
- **Population Decline**: Tracts with an overall population decrease in both income categories, where the percentage of low-income residents grew, and the percentage of non-low-income residents shrank.
- **Poverty Concentration**: Tracts with an overall population decrease in non-low-income residents and an overall population increase in low-income residents where the percentage of low-income residents grew.
- **Poverty Displacement**: Tracts with an overall population decrease in low-income residents and an overall population increase in non-low-income residents where the percentage of low-income residents shrank.

# Regional Neighborhood Change Takeaways

**Of the 20-County region's 948 Census tracts (2010 boundaries), about half showed significant change of some kind:**

Changed tracts = 499  
Unchanged tracts = 449  
Total tracts = 948

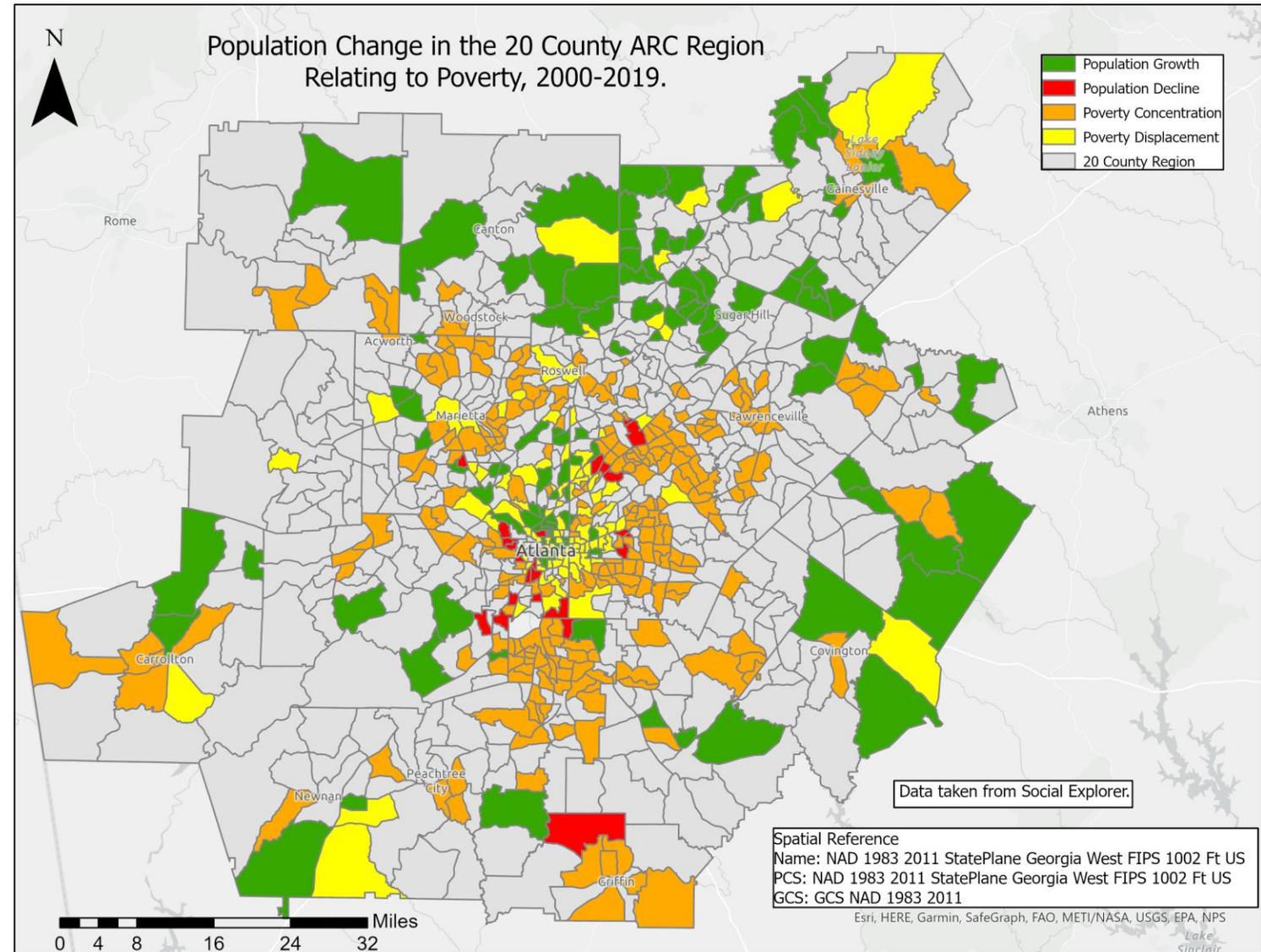
**Among the tracts experiencing change:**

- The Population Growth category outpaces the Population Decline category.

Growth = 111 tracts  
Decline = 24 tracts

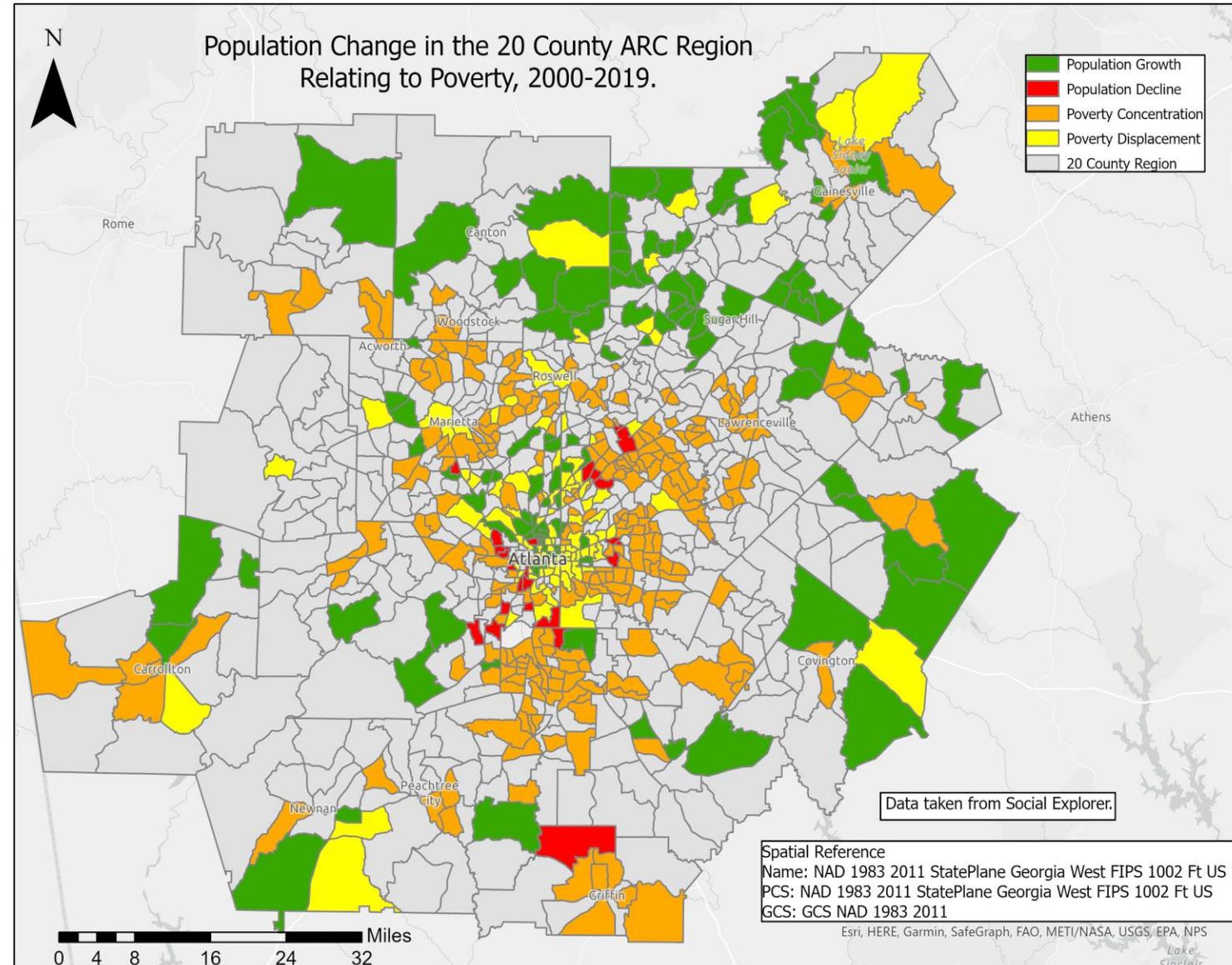
- The Poverty Concentration category outpaces the Poverty Displacement category.

Concentration = 265 tracts  
Displacement = 99 tracts



# Spatial Patterns of Change

- **Population Growth tracts (in GREEN)** are distributed in a circular pattern in the outer suburbs, the northern half of the City of Atlanta, and in the area north of the City of Atlanta between I-75 and I-85.
- **Population Decline tracts (in RED)** are located primarily in the southern half of the City of Atlanta and in portions of DeKalb and Gwinnett Counties close to I-285.
- **Poverty Displacement tracts (in YELLOW)** are distributed in the central and eastern portions of the City of Atlanta, the smaller cities of the close-in suburbs, and areas surrounding cities in the far suburbs.
- **Poverty Concentration tracts (in ORANGE)** are largely found in the southern and western portions of City of Atlanta, in unincorporated sections of the close-in suburbs, and in areas surrounding cities in the far suburbs.

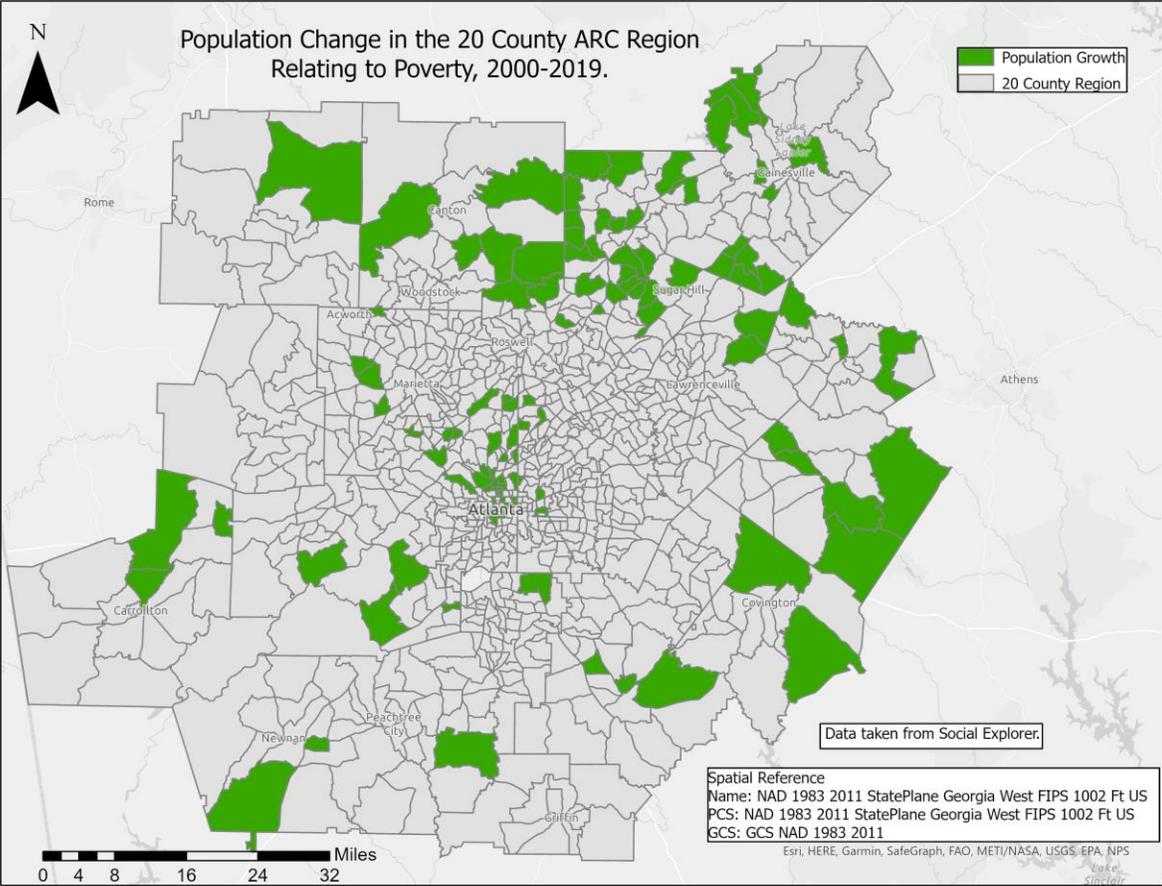
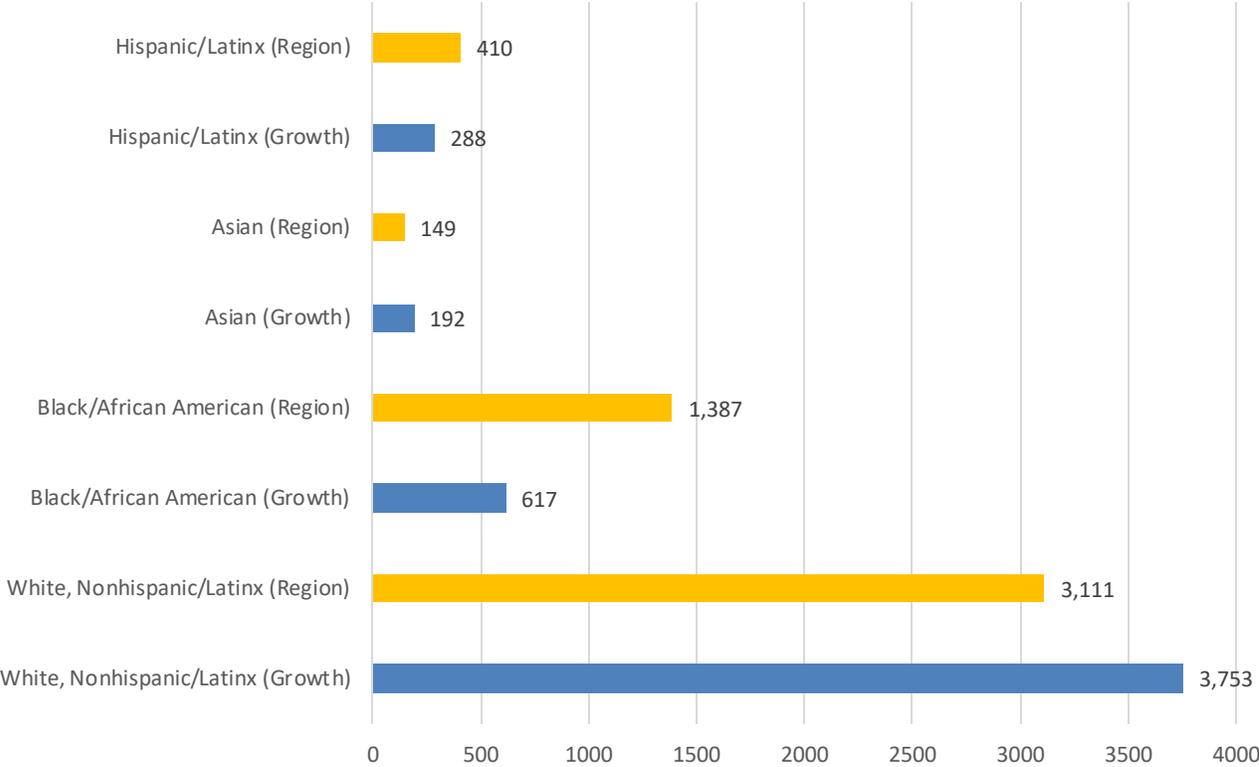


# Context for Change

- The City of Atlanta has seen an influx of more affluent residents over the past two decades, contributing to [low-income displacement](#) through the process of gentrification.
- Redevelopment of town squares and added regional transportation options in smaller cities have contributed to a similar phenomenon in the suburbs, as those cities [retrofit](#) to meet consumer demands.
- Low-income concentration has [shifted](#) toward unincorporated portions of the suburbs where aging housing stock and lower taxes contribute to a lower cost of living and to more affordable housing (relative to the nearby cities).

# Population Growth Areas: An Overview

Population Growth Tracts vs. 20-County Region



The map highlights population growth areas. As a reminder, these areas experienced population growth in both low-income and non-low-income residents but became wealthier overall as the percentage of low-income residents shrank. These areas form a ring around the exurban fringe of the 20-county region and can also be found in the northern parts of the City of Atlanta and in Cobb County.

The chart compares the median populations in these population growth areas to the median populations in all areas in the region. A summary follows on the next page.

# Closer Look At... Population Growth Areas

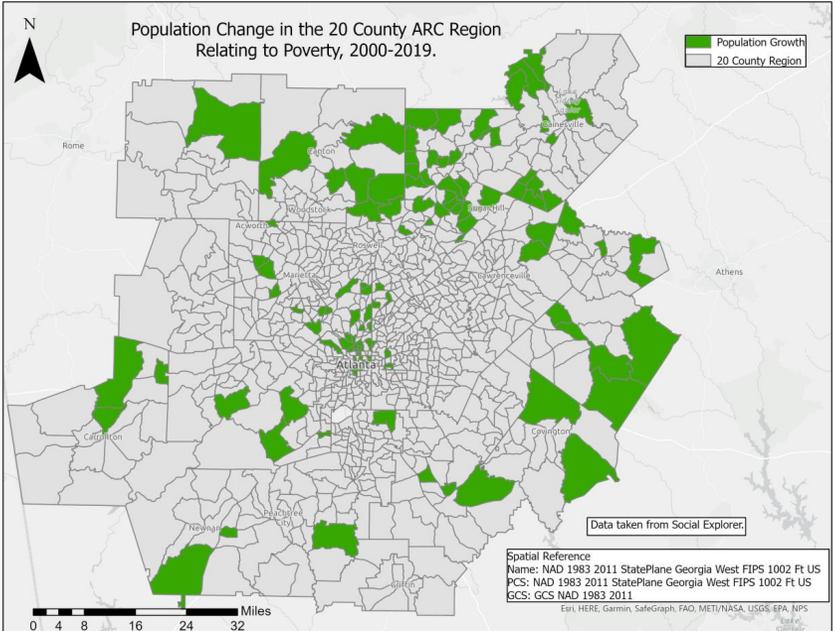
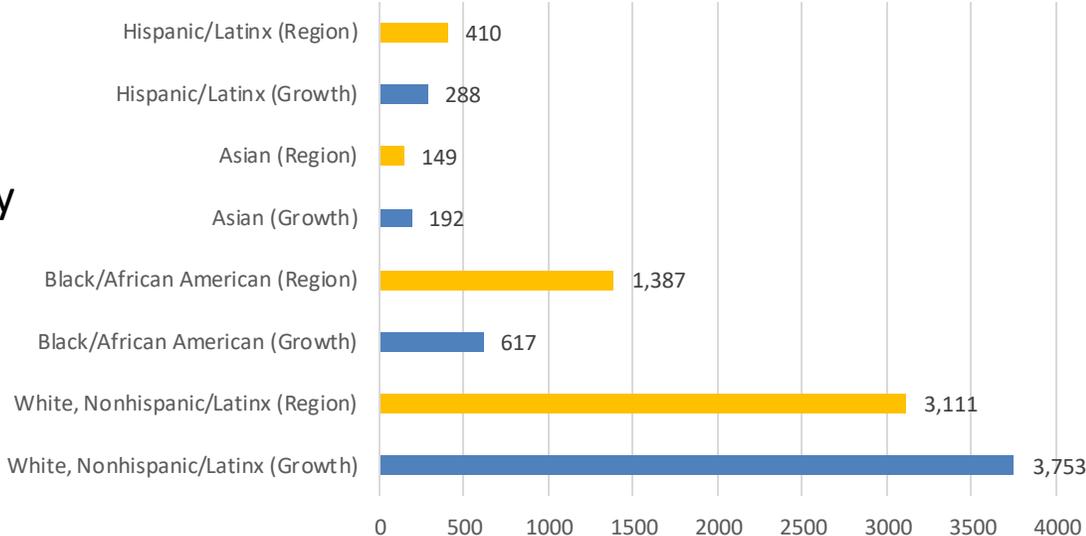
Population growth tracts account for 11.7% of all tracts in the 20-county region and 22.2% of tracts that registered change.

- The median population in **population growth tracts** are as follows\*:
  - Hispanic/Latinx: 288
  - Asian: 192
  - Black/African-American: 617
  - White, Non-Hispanic/Latinx: 3,753

• When comparing **the median populations** in the population growth areas to the median populations in the entire region (see chart in upper right), we find:

- Higher median populations of White, Non-Hispanic/Latinx (+20.6%) and Asian (+28.8%)
- Smaller median populations of Black/African American (-55.5%) and Hispanic/Latinx (-29.7%)

Population Growth Tracts vs. 20-County Region



# Population Growth Areas (continued)

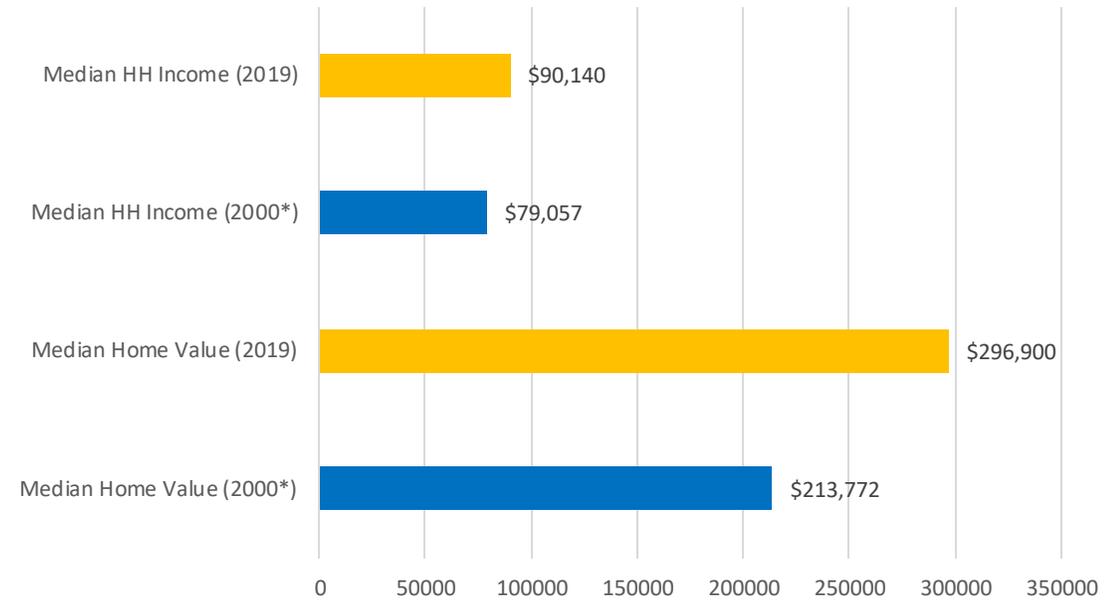
- The **median household income** in Population Growth tracts was \$90,140 in 2019, a 14% increase from the 2000 amount of \$79,057.\*

- Population Growth tracts had a **median home value** of \$296,900 in 2019, which represents a 38.8% increase from the 2000 amount of \$213,772.\*

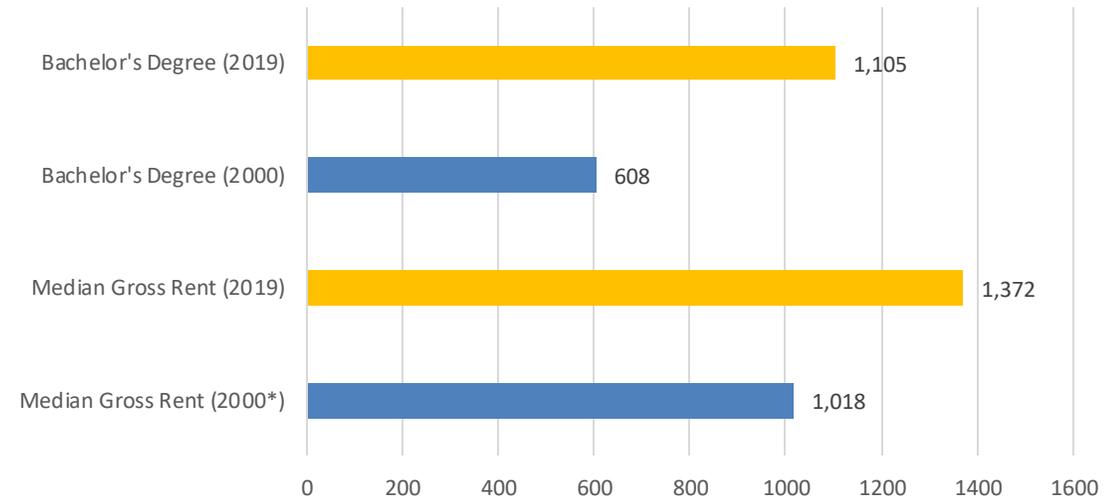
- The median number of residents in Population Growth tracts with a **Bachelor's degree** in 2019 was 1,105, an 81.7% increase from the 2000 median number of 608.

- Population Growth tracts had a **median gross rent** of \$1,372 in 2019, a 34.7% increase from the 2000 amount of \$1,018.\*

Population Growth Tracts, Change from 2000 to 2019

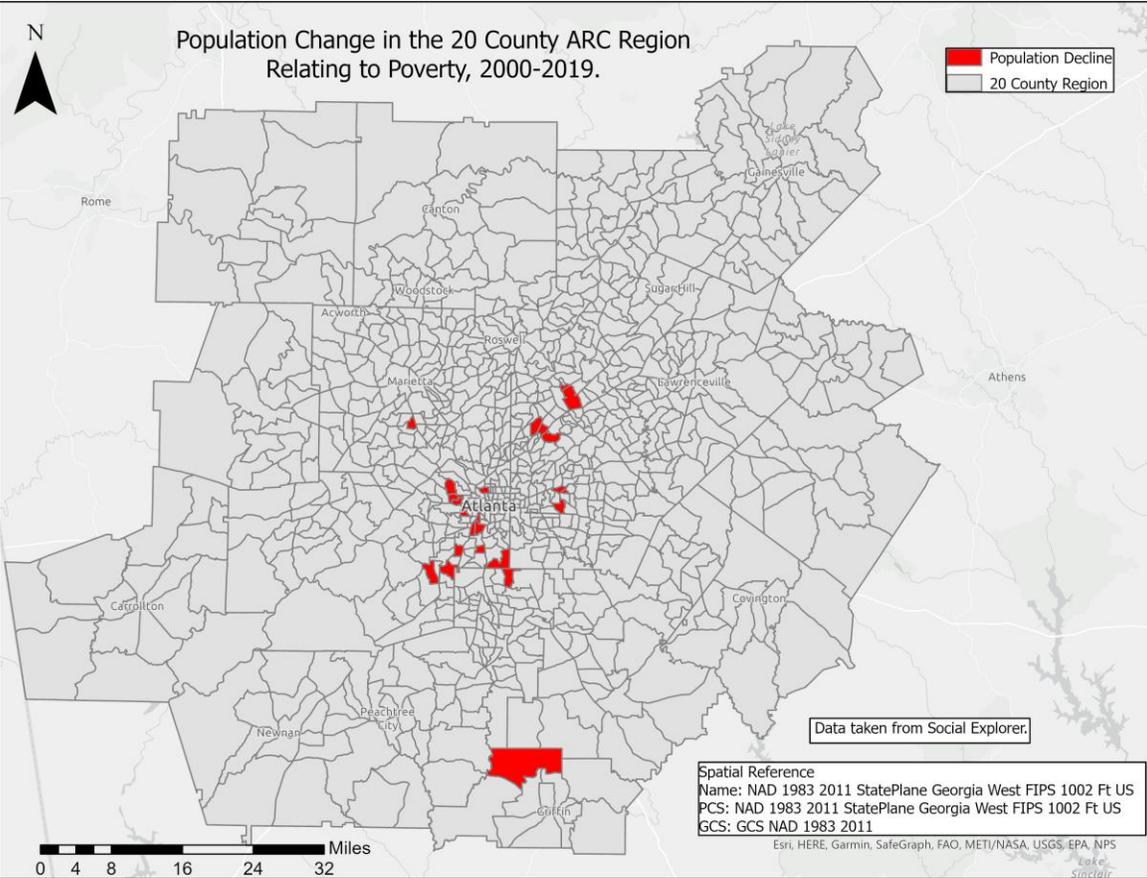
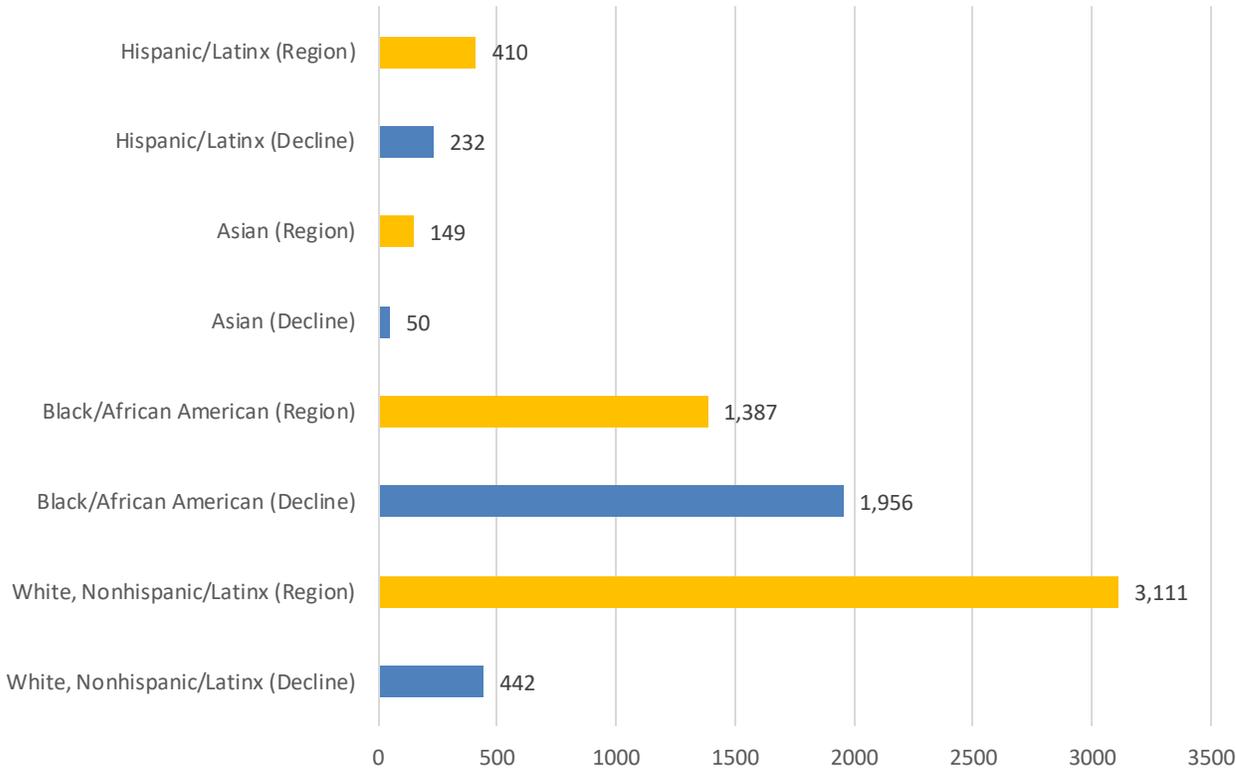


Population Growth Tracts, Change from 2000 to 2019



# Population Decline Areas: An Overview

Population Decline Tracts vs. 20-County Region



The map shows the locations of population decline areas. As a reminder, these are areas that experienced an overall population decline in both low-income and non-low-income residents, but the percentage of non-low-income residents shrank the most, resulting in these areas becoming less wealthy over the analysis period. As can be seen, there are relatively few areas classified as population decline, and they are scattered mostly within I-285 in the southern parts of the City of Atlanta.

The chart compares the median populations in these population decline areas to the median populations in all areas in the region. A summary follows on the next page.

# Closer Look At... Population Decline Areas

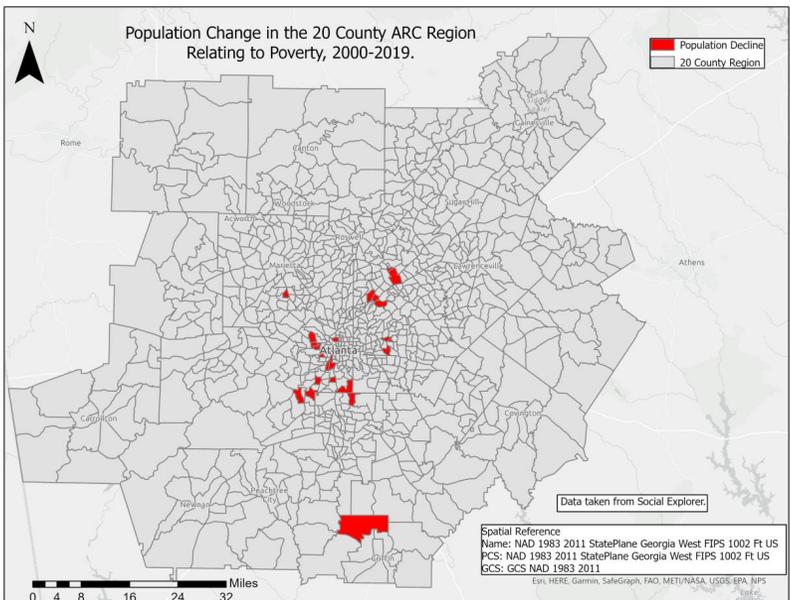
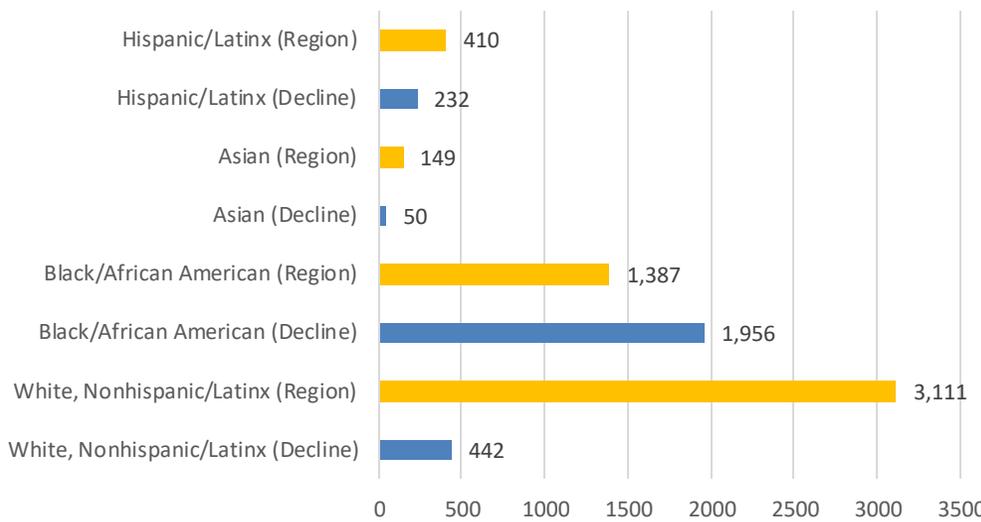
**Population decline tracts** account for 2.5% of all tracts in the 20-county region and 4.8% of tracts that registered change.

- The median population in **population decline tracts** are as follows\*:
  - Hispanic/Latinx: 232
  - Asian: 50
  - Black/African-American: 1,956
  - White, Non-Hispanic/Latinx: 442

When comparing **the median populations** in the population decline areas to the median populations in the entire region (see chart in upper right), we find:

- Higher median populations of Black/African-American (+41%)
- Lower median populations of White, Non-Hispanic/Latinx (-83.2%), Asian (-66.4%) and Hispanic/Latinx (-43.4%)

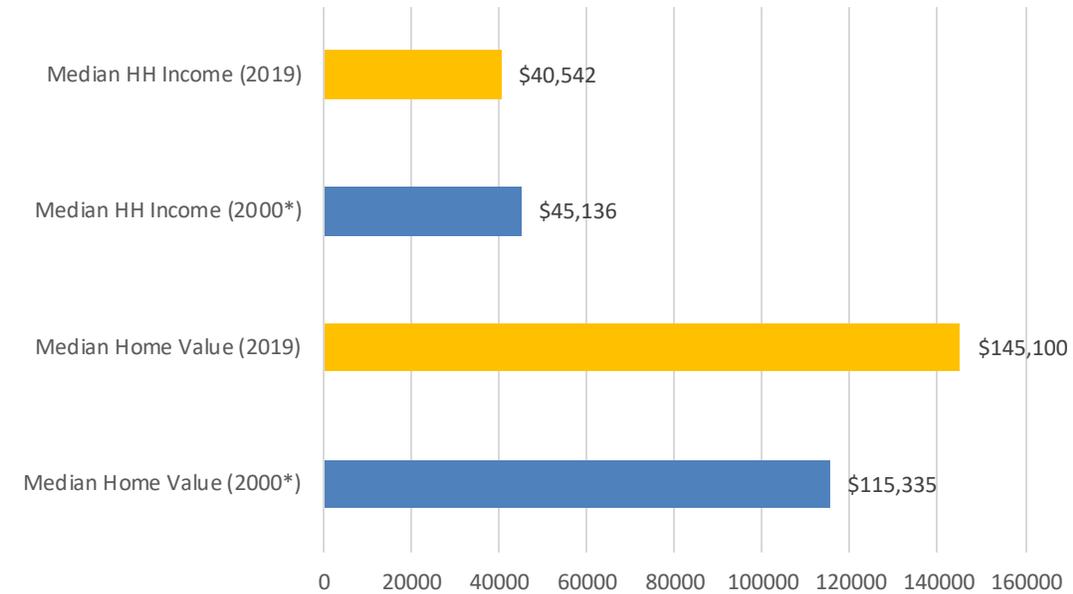
Population Decline Tracts vs. 20-County Region



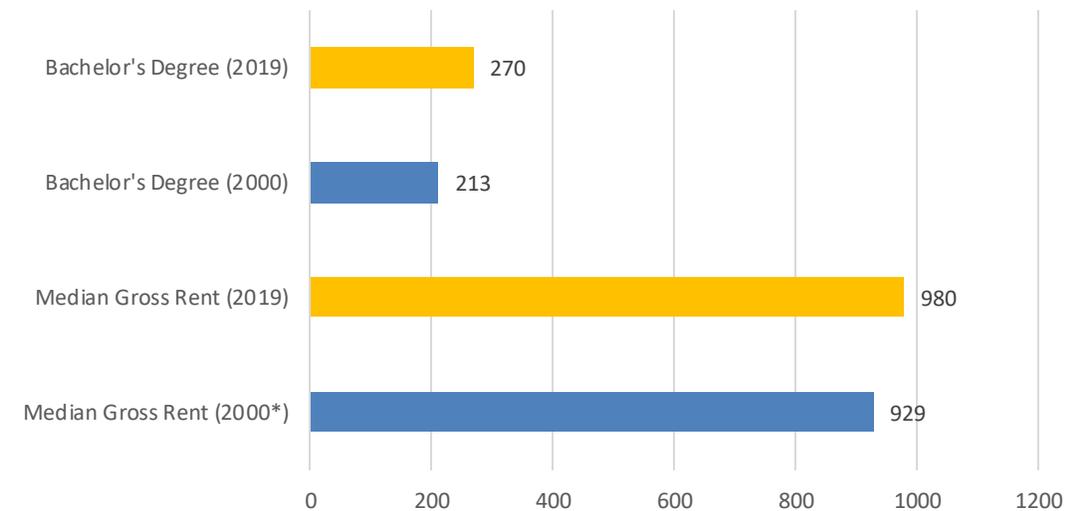
# Population Decline Areas (continued)

- The **median household income** in population decline tracts was \$40,542 in 2019, a 10.1% decrease from the 2000 amount of \$45,136.\*
- Population decline tracts had a **median home value** of \$145,100 in 2019, which represents a 25.8% increase from the 2000 amount of \$115,335.\*
- The median number of residents in population decline tracts with a **bachelor's degree** in 2019 was 270, an 26.7% increase from the 2000 median number of 213.
- Population decline tracts had a **median gross rent** of \$980 in 2019, a 5.4% increase from the 2000 median gross rent of \$929.\*

Poverty Decline Tracts vs. 20-County Region

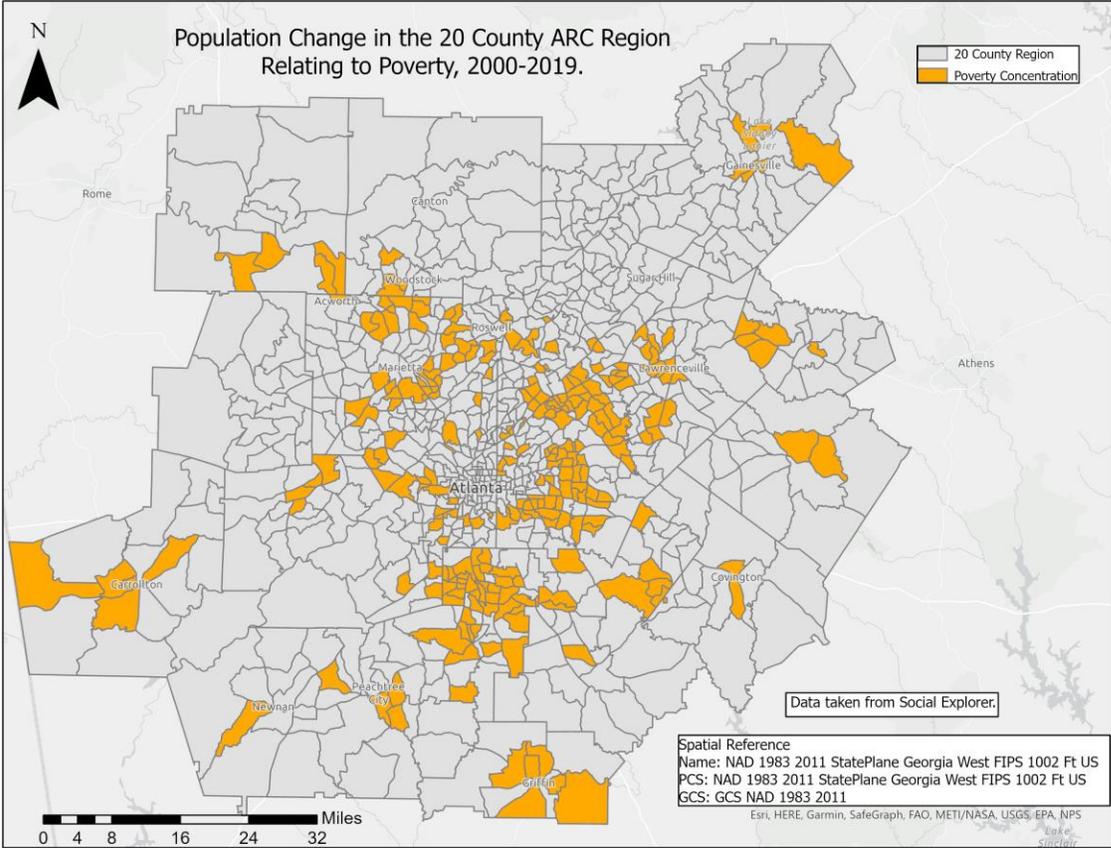
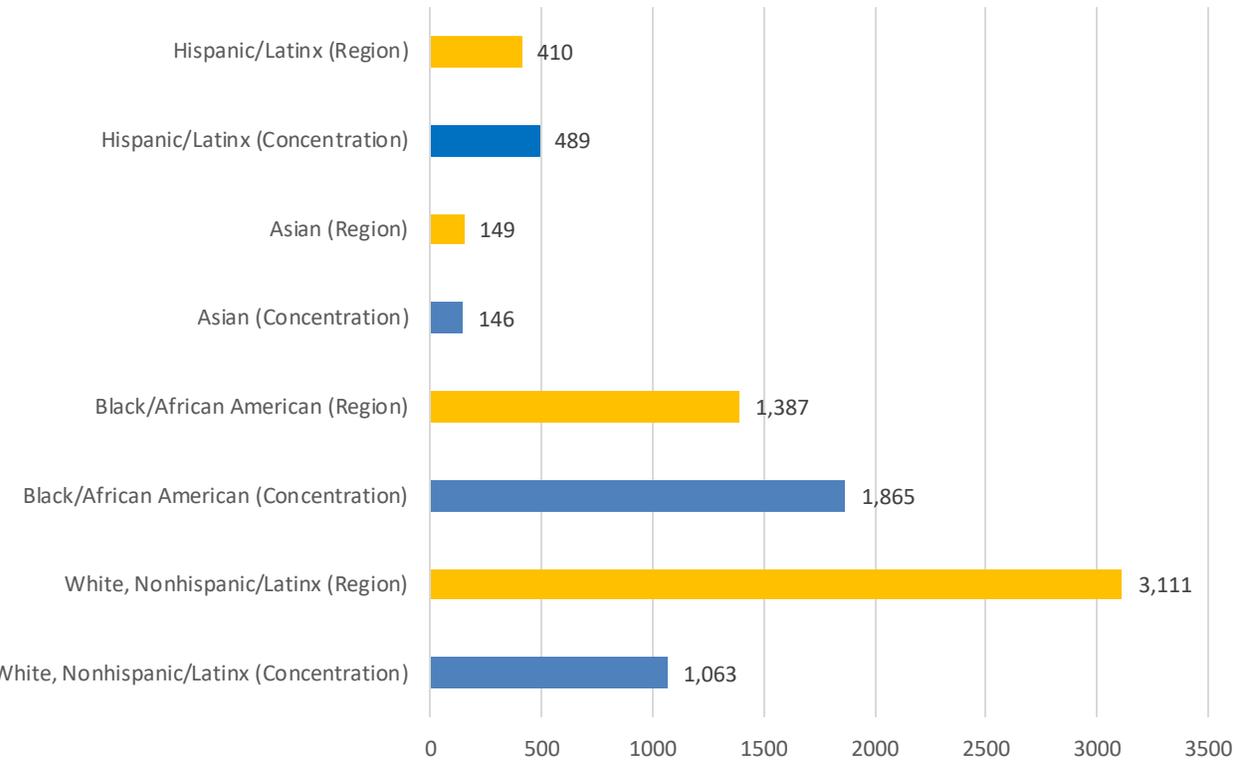


Population Decline Tracts vs. 20-County Region



# Poverty Concentration Areas: An Overview

Poverty Concentration Tracts vs. 20-County Region



The map identifies the locations of poverty concentration areas. As a reminder, these areas experienced an overall decline in non-low-income populations with a corresponding increase in low-income populations. Thus, these areas became less wealthy. As can be seen, these areas are concentrated within the first-ring suburbs lining the I-285 perimeter, as well as in a few other more exurban areas to the south. This pattern highlights the suburbanization of poverty phenomenon we see in the Atlanta region.

The chart compares the median populations in these poverty concentration areas to the median populations in all areas in the region. A summary follows on the next page.

# Closer Look At... Poverty Concentration Areas

Poverty concentration tracts account for 27.9% of all tracts in the 20-county region and 53.1% of tracts that registered change.

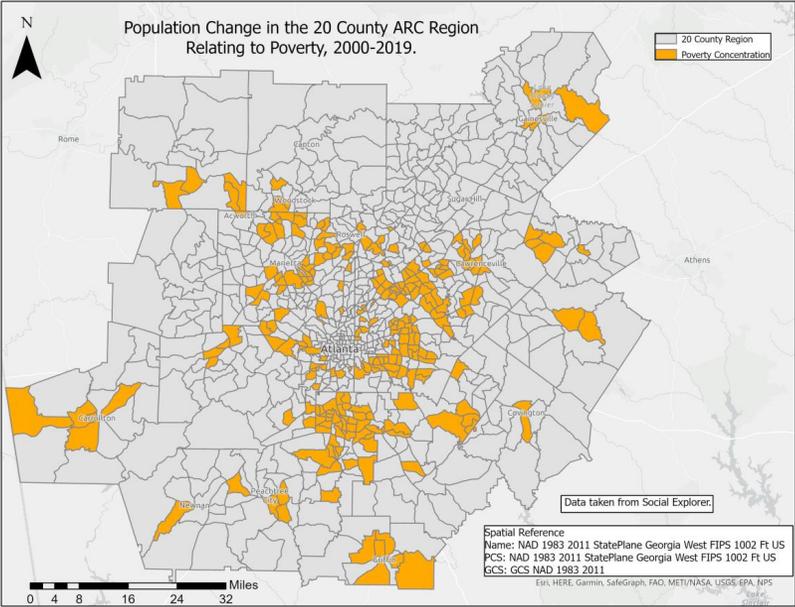
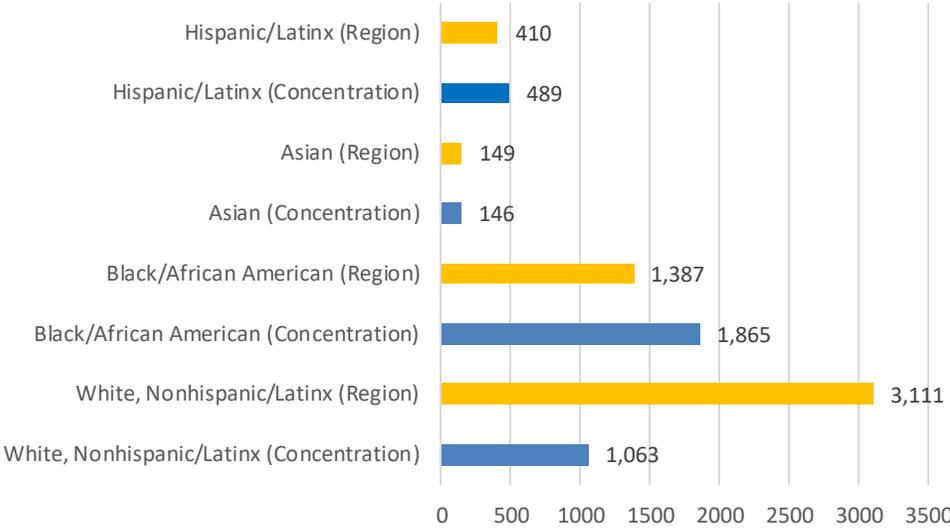
The median population in **poverty concentration tracts** are as follows:

- Hispanic/Latinx: 489
- Asian: 146
- Black/African-American: 1,865
- White, Non-Hispanic/Latinx: 1,063

When comparing **the median populations** in the poverty concentration areas to the median populations in the entire region (see chart in upper right), we find:

- Higher median populations of Black/African-American (+34.4%) and Hispanic/Latinx (+19.2%)
- Lower median populations of White, Non-Hispanic/Latinx (-59.7%) and Asian (-2%)

Poverty Concentration Tracts vs. 20-County Region



# Poverty Concentration Areas (continued)

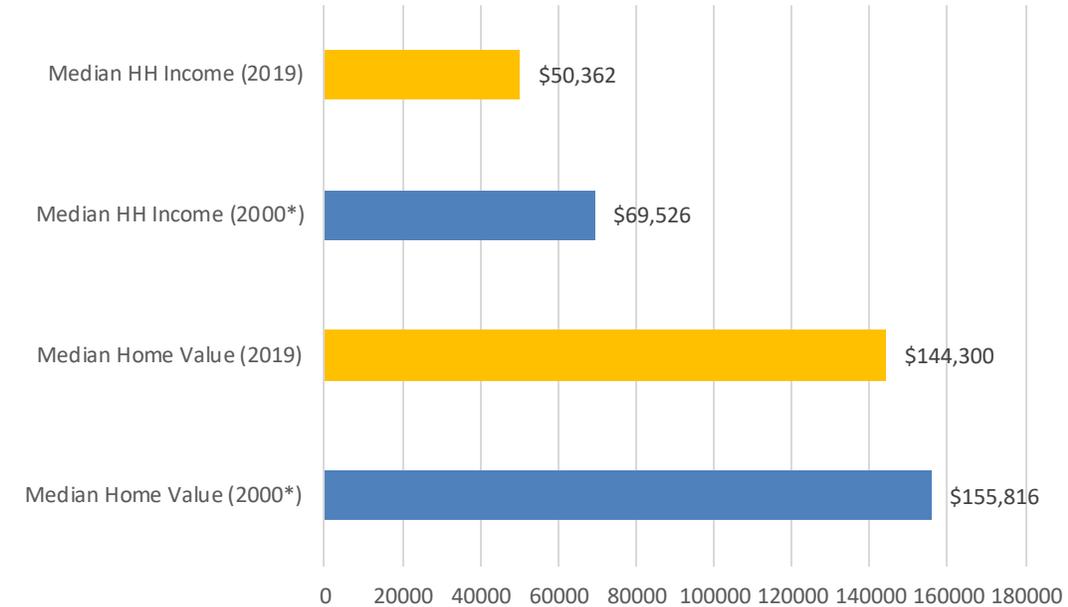
- The **median household income** in poverty concentration tracts was \$50,362 in 2019, a 27.5% decrease from the 2000 amount of \$69,526.\*

- Poverty concentration tracts had a **median home value** of \$144,300 in 2019, which represents a 7.3% decrease from the 2000 amount of \$155,816.\*

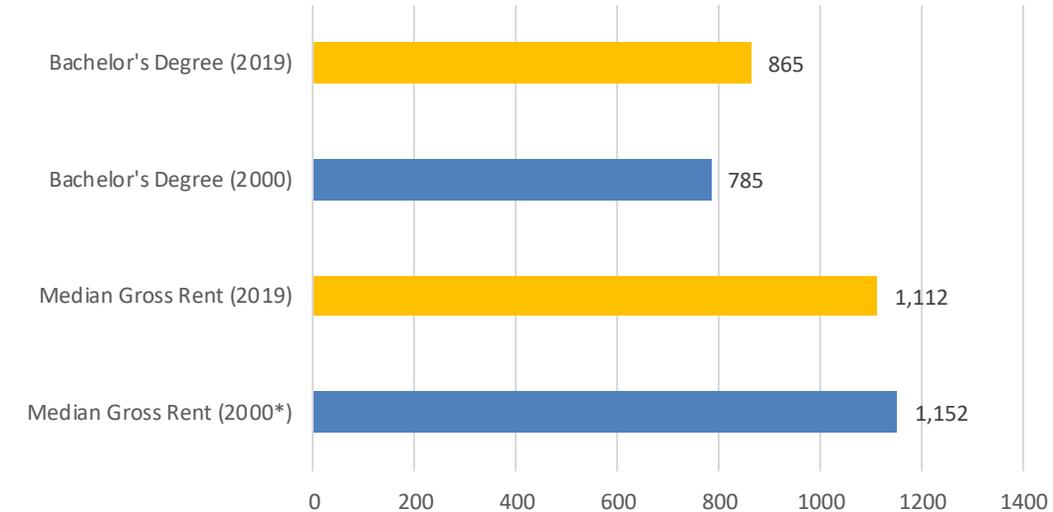
- The median number of residents in poverty concentration tracts with a **bachelor's degree** in 2019 was 865, a 10.1% increase from the 2000 median number of 785.

- Poverty concentration tracts had a **median gross rent** of \$1,112 in 2019, a 3.4% decrease from the 2000 amount of \$1,152.\*

Poverty Concentration Tracts vs. 20-County Region

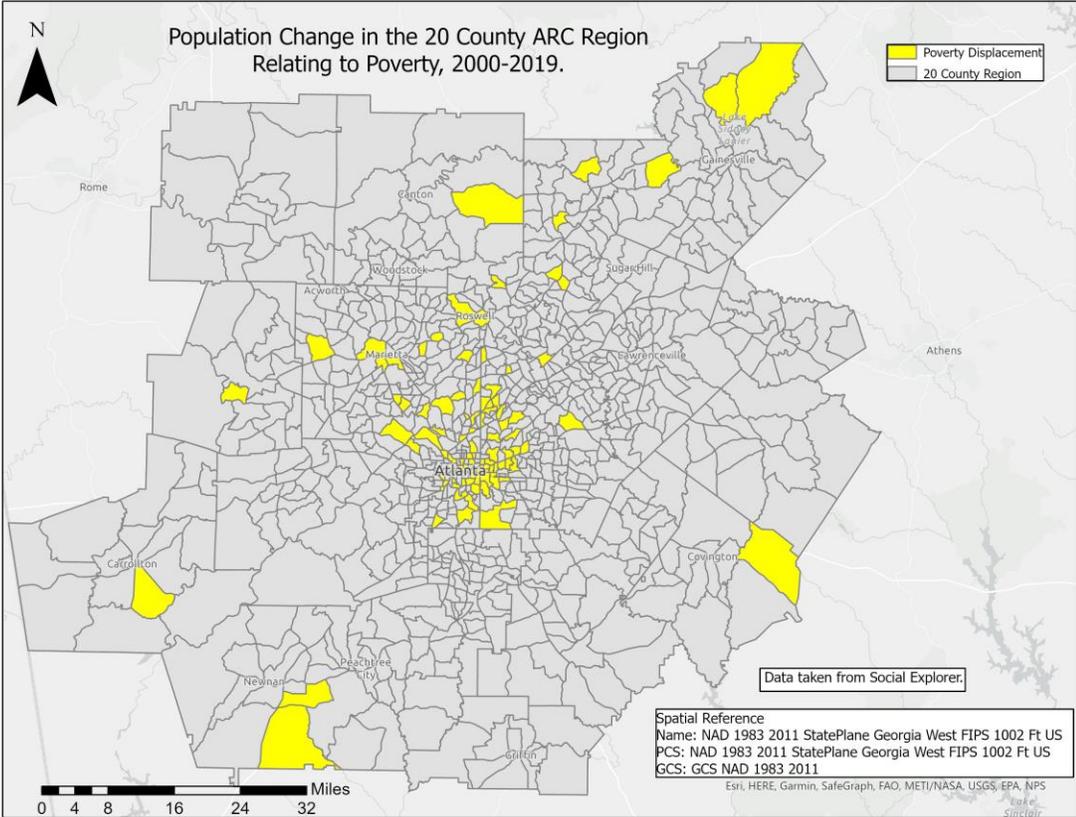
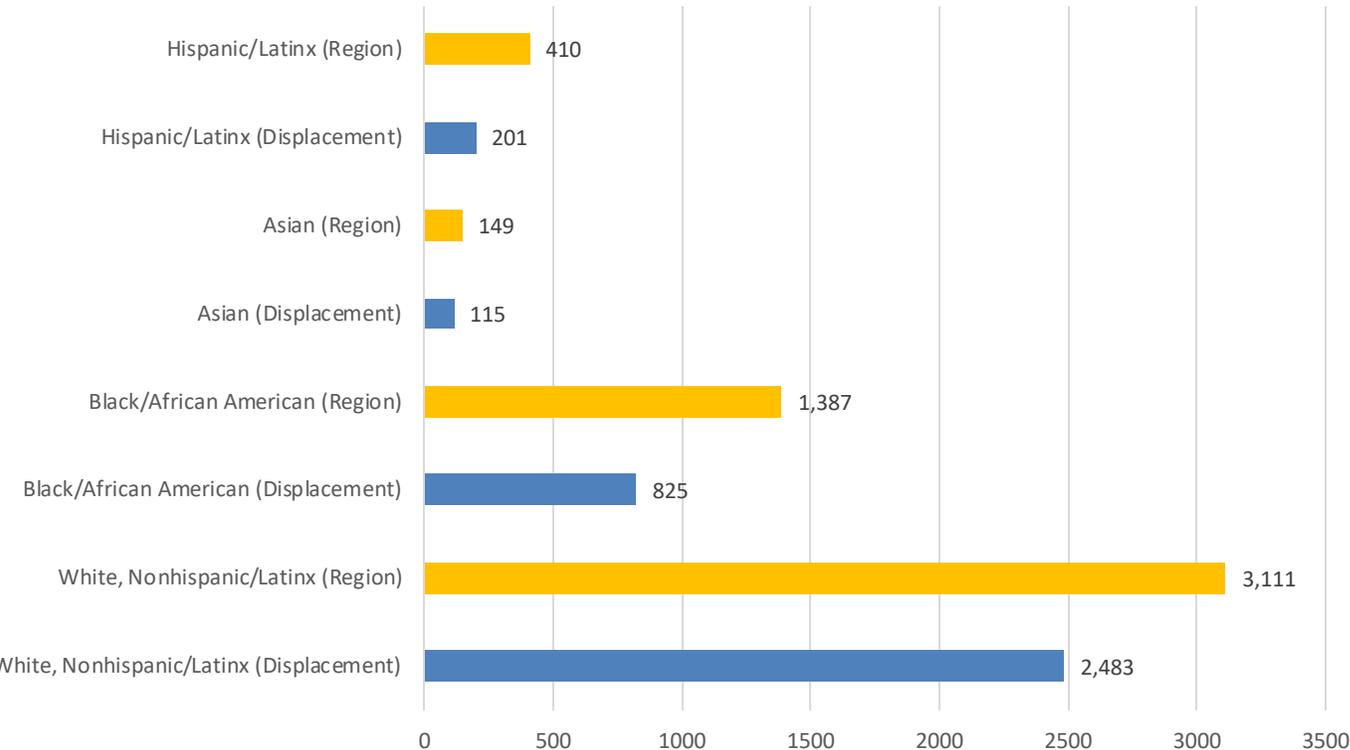


Poverty Concentration Tracts vs. 20-County Region



# Poverty Displacement Areas: An Overview

Poverty Displacement Tracts vs. 20-County Region



The map displays locations of poverty displacement areas. As a reminder, these areas experienced an increase in non-low-income residents with a corresponding decrease in low-income residents. These areas most closely align with what many would think of as areas of gentrification although this analysis isn't focused on defining gentrification. As can be seen, these areas are heavily concentrated within the urban core and the City of Atlanta, with a few isolated areas near suburban town centers.

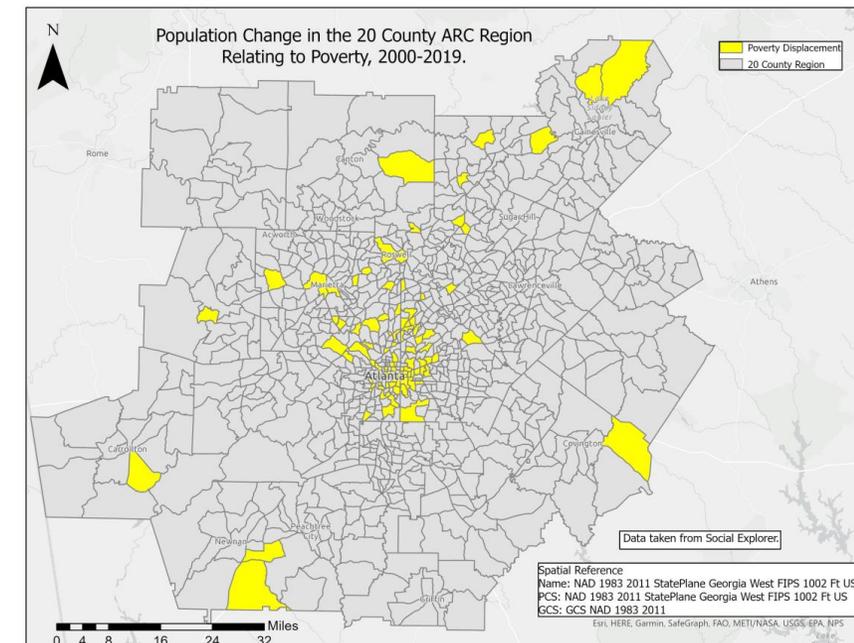
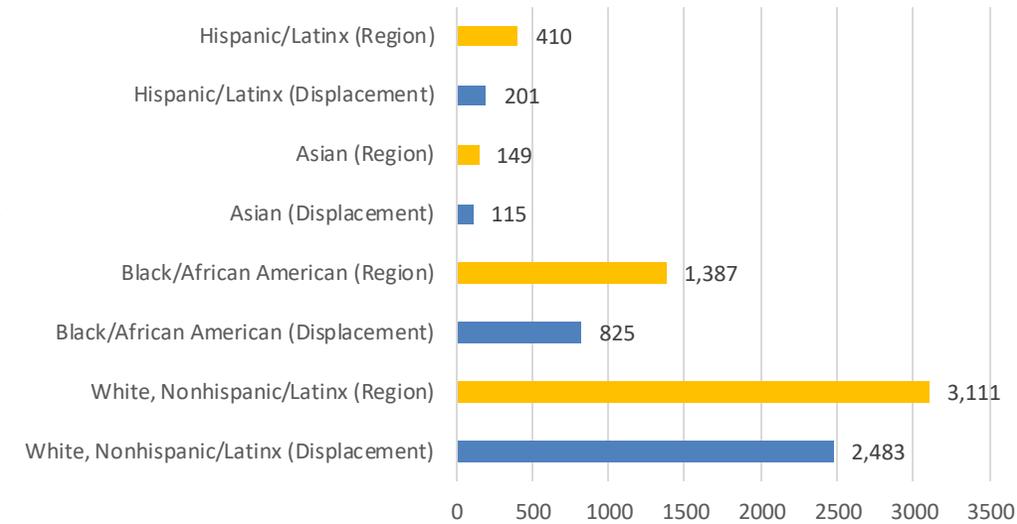
The chart in the upper right corner compares the median populations in these poverty concentration areas to the median populations across all areas in the region. A summary follows on the next page.

# Closer Look At... Poverty Displacement Areas

**Poverty displacement tracts** account for 10.4% of all tracts in the 20-county region and 19.8% of tracts that registered change.

- The median population in **poverty concentration tracts** is as follows:
  - Hispanic/Latinx: 201
  - Asian: 115
  - Black/African-American: 825
  - White, Non-Hispanic/Latinx: 2,483
- When comparing **the median populations** in the poverty displacement areas to the median populations in the entire region (see chart at upper right), we find:
  - Lower median populations in all race/ethnicity categories, but the biggest declines are among people of color.
  - White, Non-Hispanic/Latinx (-6%), Black/African-American (-40.5%), Asian (-22.8%), Hispanic/Latinx (-50.9%)

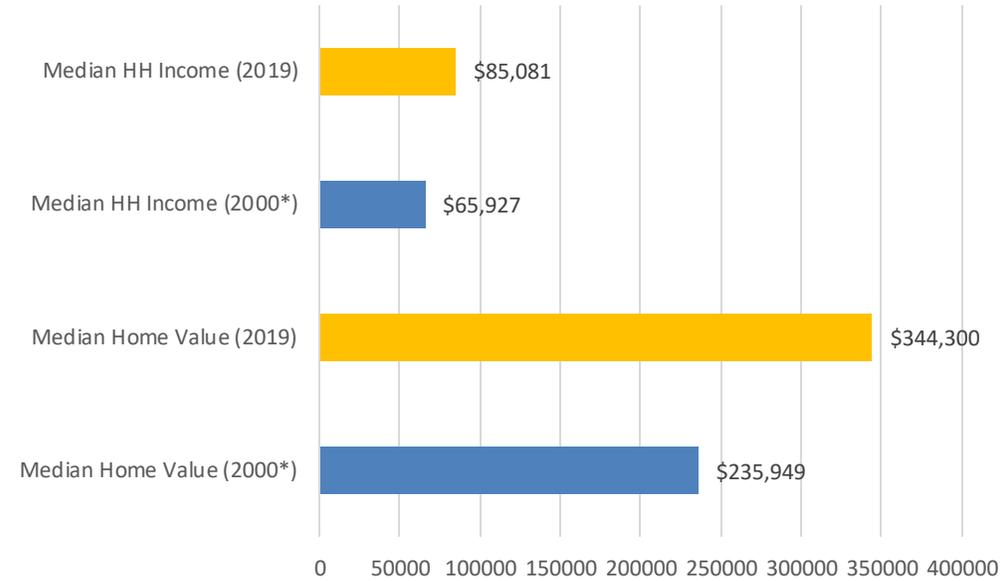
Poverty Displacement Tracts vs. 20-County Region



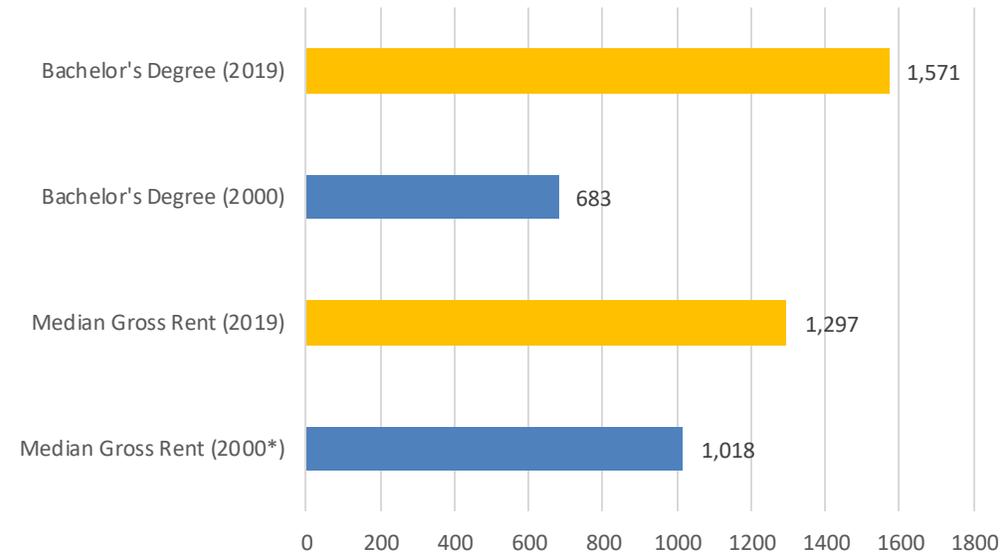
# Poverty Displacement Areas (continued)

- The **median household income** in poverty displacement tracts was \$85,081 in 2019, a 29% increase from the 2000 amount of \$65,927.\*
- Poverty displacement tracts had a **median home value** of \$344,300 in 2019, which represents a 45.9% increase from the 2000 amount of \$235,949.\*
- The median number of residents in poverty displacement tracts with a **bachelor's degree** in 2019 was 1,571, a 130% increase from the 2000 amount of 683.
- Poverty displacement tracts had a **median gross rent** of \$1,297 in 2019, a 27.4% increase from the 2000 amount of \$1,018.\*

Poverty Displacement Tracts vs. 20-County Region



Poverty Displacement Tracts vs. 20-County Region



# Methods and Sources

- This analysis used the same parameters as the Neighborhood Change Report produced by the Atlanta Department of City Planning.\*
- Numerical thresholds for significant change were 2% for low-income residents and 10% for non-low-income residents.
- Low- income was defined as 200% of the federal poverty threshold in 2019.
- For comparisons, this analysis use data from Social Explorer for the 2000 Decennial Census and from the 2015-2019 ACS.\*\*
- The data are redistributed into 2010-vintage census tracts for continuity purposes.

\* <https://www.atlantaga.gov/government/departments/city-planning/office-of-housing-community-development/neighborhood-change-report>

\*\* <https://www.socialexplorer.com/explore-maps>